

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
May 28, 2008**

The Highland Redevelopment Commission ("Commission", "RC") met in Study Session on Wednesday, May 28, 2008 at 6:37 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. The Study Session was called to order by Vice-President Jim Kessler. The minutes were prepared by Cecile Petro, Redevelopment Director.

**ROLL CALL:** Present on silent roll call included Commissioners: Jim Kessler, Dominic Noce, and Brice Johnson. Adam Gawlikowski entered at 6:45 PM. Also in attendance was Attorney Carol Green-Fraleley.

**General Substance of the Study Session**

Redevelopment Commissioners reviewed the **agenda for the Special Public Meeting**. No comments were received.

Commissioners discussed the **two letters received by the Commission**: a letter from the Sharp Family concerning the possible relocation of Sharp Athletic Complex and a second letter from the Downtown Association requesting support from the Redevelopment Commission for a downtown location for a future Town Hall.

Attorney Carol Green-Fraleley presented **two resolutions** in place of Resolution 2008-03 concerning the Redevelopment Area. The new Resolution 2008-03 will expand the current area to include the Sharp Athletic Complex. Resolution 2008-08 will designate the current Redevelopment Area and the expanded area as an Allocation Area.

**ADJOURNMENT:**

**The Study Session was adjourned at 6:59PM** for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION  
SPECIAL PUBLIC MEETING  
May 28, 2008**

The Highland Redevelopment Commission ("Commission", "RC") met in a Special Public Meeting on May 28, 2008 at 7:00 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana. Redevelopment Commission President Adam Gawlikowski called the meeting to order.

**ROLL CALL:**

Present on roll call included Redevelopment Commissioners Jim Kessler, Adam Gawlikowski, Dominic Noce and Brice Johnson. Also in attendance was Attorney Carol Green-Fraley. Taking minutes for the meeting was Redevelopment Director Cecile Petro.

**MINUTES OF PREVIOUS SESSIONS: None**

**SPECIAL ORDERS: None**

**COMMUNICATIONS:**

The Commission acknowledged the receipt of two items of correspondence: a letter from the Sharp family and a letter from the Downtown Association. Commissioner Johnson made a motion to accept the correspondence. Commissioner Noce seconded the motion. During discussion, the Commission referenced the Director's response to the Sharp family and discussed taking action on the letter from the Downtown Association at their next meeting. **Letters were accepted and placed in the record by general consent.**

**UNFINISHED BUSINESS AND GENERAL ORDERS: None**

**NEW BUSINESS:**

Commissioner Johnson made a motion to approve the revised Resolution 2008-03, A Resolution of the Town of Highland Redevelopment Commission Further Amending the Declaratory Resolution and all Subsequent Amending Declaratory Resolutions that Established and Designated the Highland Redevelopment Area as Expanded from Time to Time without an Allocation Area. Commissioner Kessler seconded the motion. **Motion passed 4 ayes and 0 nays.**

Commissioner Johnson made a motion to accept as presented Resolution 2008-08, A Resolution to Designate the Highland Redevelopment Area as Expanded as an Allocation Area for the Purposes of Utilizing Tax Increment Financing. Commissioner Noce seconded the motion. **Motion carried 4 ayes and 0 nays.**

**ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS: None**

**BUSINESS FROM THE COMMISSIONERS: None**

**PUBLIC COMMENTS:**

Ms. Eileen Vogel, 3241 Grand Boulevard, requested information on the reasons why the Commission desires to relocate the public works building and Sharp Athletic Complex on North Kennedy Avenue. She was concerned that creating more retail will result in more closed buildings, if there is a downturn in the economy.

Commissioner Gawlikowski stated that the Commission is supportive of these relocation efforts because this area will become more valuable if it is redeveloped. Highland needs to change, grow, and develop something of which we can be proud. Commissioner Johnson added that the Commission has held three public meetings to arrive at a plan that would assist the town with its redevelopment efforts. By relocating the ball fields further into the town, ball players may frequent Highland businesses suggested Commissioner Kessler. Commissioner Noce stated that these plans have been a part of a process that has evolved over many years

**NEXT MEETING:**

The Redevelopment Commission will meet in a public meeting on June 11, 2008 with a study session before and following the public meeting. This meeting will take the place of the usual full study session. The next regularly scheduled study session will be held on June 25, 2008.

**ADJOURNMENT:**

Commissioner Noce made a motion to adjourn. Commissioner Johnson seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:30 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION RECONVENED  
May 28, 2008**

The Highland Redevelopment Commission ("Commission", "RC") reconvened at 7:30 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

**ROLL CALL:**

Commission members present were Jim Kessler, Dominic Noce, Brice Johnson, and Adam Gawlikowski. Also in attendance was Redevelopment Director Cecile Petro.

**General Substance of the Reconvened Study Session**

**1. Third Meeting with the Property Owners within the Proposed Economic Development Area**

The Commission discussed the upcoming meeting on May 29, 2008, with the property owners within the proposed Economic Development Area located within Highland Acres (northwest corner of Indianapolis Boulevard and Main Street). Commissioners Kessler and Gawlikowski will attend.

**2. Discussion of the proposed Riverfront Development District, as Amended**

The Director presented two resolutions that will be taken up at the next public meeting of the Commission. The first resolution will designate a revised area for a Riverfront Development District based upon further discussions with the Indiana Alcohol and Tobacco Commission. The second resolution requests the Town Council to act upon the first resolution.

**3. Update on business attraction and expansion**

The Director reviewed her recent contacts with developers and businesses.

**ADJOURNMENT**

**The Study Session was adjourned at 7:42PM by general consent.** Minutes were prepared by Redevelopment Director, Cecile Petro.